



Town of Barnstable

Community Preservation Committee

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Approved as Amended Minutes

Monday January 27, 2014

Regular Public Hearing 5:30 PM

Town Council Hearing Room, 2nd Floor, 367 Main Street, Hyannis

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifeld – Clerk	Present after Roll Call vote
Paul Curley	Present
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Present
Paula Schnepf	Present
William Crocker, Council Liaison	Absent

Also present were Len Gobeil, Mark Marinaccio, Duncan Gibson and Administrative Assistant Carol Puckett.

Call to Order

With a quorum present, Lindsey Counsell called the meeting to order at 5:31 PM and announced that some agenda items need to be taken out of order, beginning with a committee vote to go into executive session and return in full session afterward, in order to discuss and consider strategies on the following items:

1. Two parcels of land located on Sandy Neck, West Barnstable, MA
2. Land off Lumbert Mill Road, Centerville, MA
3. Land off the west end of Main Street, Hyannis

Motion was made by Laura Shufelt and seconded by Terry Duenas to go into executive session. Roll call vote was as follows:

Roll call Vote:

Lindsey Counsell – Chair	AYE
Laura Shufelt – Vice Chair	AYE
Marilyn Fifeld – Clerk	Absent
Paul Curley	AYE
Terry Duenas	AYE
Tom Lee	AYE
Sue Rohrbach	AYE
Richard Sawyer	AYE
Paula Schnepf	AYE

Regular meeting resumed at 6:15 PM, with Chair Counsell reading the following:

Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20, the Chair inquires whether anyone is taping this meeting and if so to please make their presence known.

Minutes: Monday, December 16, 2013

Minutes were tabled until the next regular meeting.

Correspondence

Lindsey Counsell reported receiving correspondence regarding the dues for the Community Preservation Coalition.

Letter(s) of Intent - None

Application(s)

Discussion of the application for the athletic fields was deferred until the next meeting as it was incomplete.

- **Fund request from the Town Manager for replacement of historic horse trough at Main and Center Streets, Hyannis**

Len Gobeil explained that the Town Manager had asked for an inventory of the veteran's memorials throughout the Town. In compiling it, they realized that the old horse trough had been removed from Taylor Square when the transportation center was built. He said the backplash is missing, and no one knows its location, but there are a number of people who would like to see the trough restored. He shared pictures with the Committee. (Exhibit A), and he said DPW suggested buying a marble backplash and recementing it to the trough. The new marble would be approximately 2.5 to 3 feet in ground with the remainder to be above ground. He noted that the picture of the old concrete piece to be replaced shows the following markings: "Presented by Social Service Department HWC 1914." Asked what HWC represented, he guessed it might have been Hyannis Water Company. He said that they would like to put the horse trough in the right-hand corner of Taylor Square and have also purchased a plaque and placed it in the bed of flowers to be near the trough. Marilyn Fifield asked if the trough will be filled with water, and Mr. Gobeil replied that they are considering it with an off/on switch.

Motion was made by Richard Sawyer and seconded by Terry Duenas in the amount of \$2,000 coming out of the Historic Preservation Fund for its restoration.

Vote: All in favor

- **Fund request from the Town Manager for historic restoration of the Burgess House**
- **Fund request from the Town Manager for historic restoration of the Burgess House barn**

Mark Marinaccio from DPW presented both applications. He explained that they are looking also to replace the red cedar roof of the house which is failing, and he credited the Marstons Mills Village Association (MMVA) with doing a lot of work to date on the structures.. He shared photos of the house and barn just taken that day (Exhibit A). He explained that the work on the barn would be extensive and that they are looking to get the structures weathertight with siding, to resolve structural issues with the roof and to fix the roof. Asked how the barn is being utilized, Mr. Marinaccio replied that it has been used for storage and that the MMVA would like to continue to use it basically for storage, but there is a lot of powder post beetle damage. He thought the barn might have been moved from a different location but did not have documentation on it. Laura Shufelt asked about the share in the cost of this, and Mr. Marinaccio replied that CIP funds are sought for both structures for 2015, with funding decisions possibly as late as July. In discussing the soft costs, he clarified that the total request should be for \$245,092. In reply to Richard Sawyer's inquiry about the historical structure of the barn, Mr. Marinaccio explained that it consists of post and beam framing with unique joining, and loss of those structures would diminish the historic nature of the neighborhood.

Sue Rohrbach felt that they could probably go ahead with the house roof, but preferred to wait on the barn to see what contribution the Town would be willing to make. Tom Lee agreed, and previously approved roof repairs were discussed.. Mr. Marinaccio said he could come back with more figures, and Richard Sawyer asked if more funding would be sought later if this request for the barn is approved. Craig Larson, president of the Marstons Mills Village Association, explained that they have use of the house and barn and have spent in excess of \$40,000 in the past ten years repairing the structures. He said they exercise control of the building, utilize it and also rent it for

functions. They look at the barn as part of the house and anticipate high usage, as this is an active property. They pay the heating bill and have maintained the heating system. Paul Curley asked if money is made from the functions, and Craig Larson replied that they oversee the functions and generate funds for scholarships but that it is more of a civic association building and members of the association can utilize the house without a fee as long as they become a member and, perhaps, make a donation.

Robert Frazee from the MMVA Board of Directors, elaborated that this property has been in the pipeline for quite a while. As an organization, they have rescued the structures and were reluctant to come to the Town but the condition is now urgent. Mr. Frazee recalled that there was a question at the last meeting regarding the National Register status of the buildings, and he said that they have not yet pursued National Register nomination because they wanted to do additional research relating these buildings to neighboring buildings and properties, but he believes the barn predates the house and neighboring homes.

Lindsey Counsell clarified the request from CPC for more information from Mark Marinaccio and, in the interim; asked CPC members to visit the property and view the structures.

Addressing Laura Shufelt's concern for future interior work at the property, Lindsey Counsell said that he wasn't anticipating interior work. Sue Rohrbach felt that interior work would be planned, even if Community Preservation funds were not sought, and she thought the Town Council would want to know what the total cost to the Town might be. Lindsey Counsell said that could be done with the current request by taking part out for the Town to fund. Doing the roof alone was discussed.

Motion was made by Paul Curley and seconded by Richard Sawyer to authorize \$51,244 for the replacement of the Burgess House roof
Vote: All in favor

Lindsey Counsell said that the discussion on the barn would continue at the next meeting.

Sue Rohrbach and other CPC members thanked Paula Schnepf for her service on the board, as this was her last meeting with CPC.

Lindsey Counsell closed public comment.

Motion was made by Richard Sawyer and seconded by Paul Curley to adjourn at 6:52pm.
Vote: All in favor